



4, 2101 17 Street SW
Calgary, Alberta

MLS # A2323644



\$419,900

Division:	Bankview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,686 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 650
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

LIVE,WORK,PLAY!!! GREAT 3 STOREY TOWNHOUSE WITH INCREDIBLE VIEWS AND CLOSE LOCATION TO DOWNTOWN CALGARY AND TRANSIT. This townhome offers a unique layout that features newer carpets and vinyl plank flooring throughout, heated underground parking & 9 ft ceilings. An open concept main floor is complete with the living room that features a gas fireplace, dining area, 2 pc bathroom, & kitchen with granite counters, eating bar & a Samsung stainless steel appliance package. The second level features the laundry area & huge master bedroom with dual closets & a spacious 4 pc en suite. On the third level you will find an open concept den, 2nd bedroom, 4 pc bathroom, & a large balcony with stunning views of downtown. To complete this must see home is an underground parking stall. AIRBNB is allowed in this condo complex. This home is conveniently located close to 17th Ave, Downtown Calgary, Playgrounds, and much more!